



Site Development Technical Site Plan Review Checklist

This checklist should be used as a guide in the preparation of site development plans. The requirements referred to on the checklist can be found within the City's Zoning Code and Technical Design Manuals. The Zoning Code is on the Internet at www.ChandlerAZ.gov.

Instructions:

- Complete the application information below.
- Submit the checklist with the site development plans. Include all items on the first submittal.

If you require assistance in completing this checklist, please call:

_____ at 480-782-_____

Please note: if the applicable items are addressed, review time and corrections required for resubmittal will be reduced.

Please return this checklist and redlines with the next plan submittal

Additional site development comments may be generated with the submittal of a complete zoning package of plans including detailed site plan, building elevations, grading plans, and landscape plans.

Applicant Information

Project:		
Address:		
Name of Firm:		
Contact Person:		Phone No.:

For City Use

Reviewed By:		Date:
Preliminary Review No.:		
Site Plan No.:		
Zoning Case No.:		
Engineering Folder No.:		
Comments:		

Mailing Address:
P.O. Box 4008, MS 105
Chandler, Arizona 85244-4008

**Planning and Development Department
Current Planning Division
Site Development Section
215 E. Buffalo St., Chandler Arizona**

Telephone: (480) 782-3000
Fax: (480) 782-3075
www.chandleraz.gov

Form No. UDM-34
Rev: 9-14-04

Item	Requirement	Comments
<p>General Comments</p> <ol style="list-style-type: none"> Boundary of property must be dimensioned. See Section 35-1901 <i>Existing data</i> (3), Zoning Code. Show scale of drawing and north arrow. See Section 35-1901 <i>Existing data</i> (4), Zoning Code. Show all improvements to streets or alleys. See Section 35-1901 <i>Proposed improvements</i> (1), Zoning Code. Designate refuse enclosure locations and detail per City of Chandler Standard Detail. Include elevations and specify all materials and colors for enclosures and solid screening gates. See Sections 35-1901 <i>Proposed improvements</i> (7), and 35-1902(6)/(b), Zoning Code. Show location and width of driveways. See Section 35-1901 <i>Proposed improvements</i> (4), Zoning Code. Bus bay locations, where applicable, shall be integrated with pedestrian walkways that provide direct access to the adjacent commercial center. See Section 35-1902(8)/(b)/2, Zoning Code. Provide for adequate, safe and convenient pedestrian circulation to and from parking lots throughout development. Ramp all walks per ADA. See Sections 35-1902(4)/2/(c) and 35-1803(3), Zoning Code. Project design guidelines and specifications: Project design guidelines and specifications shall be developed by the applicant, submitted with the earliest zoning application, and approved by the approving authorities (City Council, Planning & Zoning Commission, and staff), but no later than the site development plan submittal preceding the issuance of the building permit. These guidelines and specifications shall describe how the site development plan design standards in section 1902 shall be met in any particular project. Once approved, these guidelines and specifications shall become binding on all development and construction within this project. The Zoning Administrator may accept minor departures from such approved guidelines and specifications when such request is made in writing and upon finding that: 		

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	<ul style="list-style-type: none"> ▪ The departure is minor and does not change basic intent or quality; or ▪ An alternate, which on balance is greater in quality than previously approved. <p>Any other changes shall be approved only by the approving authority. The above design criteria specifications shall include consideration of adjoining existing or approved projects to avoid clashing and to promote identity. This shall be observed also by all developers at the intersections of arterial streets.</p> <p>It is not the intent of this provision to promote or attain similarity or sameness. The intent of this provision is to attain identity for a project and to attain identity at arterial streets so that such intersections could become unique and readily perceivable nodes in Chandler. The developer's responsibility and creativity are relied upon in fulfilling these purposes. See Section 35-1902(8)/(f), Zoning Code.</p>	
9.	Shopping centers, office and commercial complexes require one (1) special feature that is pedestrian oriented for each 50,000 square feet of gross floor area such as, but not limited to, fountains, sculpture, mural, or other generally accepted art forms. Fountains must be internally/pedestrian oriented unless using effluent. See Section 35-1902(8)/(b)/4, Zoning Code.	
10.	Water features are allowed only within small-scale pedestrian oriented places, unless serviced with reclaimed water or part of a publicly oriented outdoor recreation facility. Designs that reduce evaporation, i.e., cascading rather than vertical spray, are required. See Section 35-1903(6)/(e), Zoning Code.	
11.	Provision shall be made for bikeways and bicycle storage as appropriate to any specific development. Submit details and show location on site plan. See Section 35-1902(4)/(d), Zoning Code.	
12.	Submit details of all walls and gates. Fence construction shall not feature wood as the primary element. See Section 35-2204(8)/(b)/2, Zoning Code.	
13.	Show 6' meandering sidewalk on arterial streets. Provide public sidewalk access. See Section 35-1902(8)/(b)/2, Zoning Code.	

Item	Requirement	Comments
14.	<p>Submit phasing plans – show on-site, landscape and civil plans. See Section 1904, Zoning Code.</p> <p>Place the following note on site, landscaping and civil plans:</p> <p style="text-align: center;">All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.</p> <p>Site Plan Comments</p>	
15.	List the area of property in square feet and acres on the site plan. See Section 35-1901 <i>Existing data</i> (5), Zoning Code.	
16.	Show zoning and use of all adjacent properties on the site plan. See Section 35-1901 <i>Existing data</i> (6), Zoning Code.	
17.	Show required setbacks from future right-of-way and property lines. See Section 35-1902(4)/(a)/2, Zoning Code.	
18.	Maximum percentage of lot coverage is being exceeded (see specific zoning district). See Section 35-1706(5), Zoning Code.	
19.	When adjacent to single-family residential development, commercial buildings must be set back 25', plus one additional foot for each foot of height of the commercial building, from the residential property line. In addition, no industrial building may be closer than 50' from a residential property line. See Sections 1902(8)/(a)/1 and 1503, Zoning Code.	
	Parking Standards	
20.	<p>Minimum parking space size of 9' x 19' (may be 9' x 16.5' if car overhang does not protrude into required building or landscape setbacks or into ADA width of sidewalks.)</p> <p>Provide dimensions on the site plan. See Section 1802(1), Zoning Code.</p>	

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21.	Minimum driveway width is 24' for two-way drives and 14' for one-way drives (if drive is a required fire lane, width must be 20'). Provide dimensions on site plan. See Section 35-1802(2), Zoning Code.	
22.	All drives must be a minimum of 10' from interior property lines. See Section 35-1802(2), Zoning Code.	
23.	All drives must be a minimum of 20' in length within property lines. See Section 35-1802(4), Zoning Code	
24.	Parking lot surface must be concrete masonry or asphalt. See Section 1802(5), Zoning Code.	
25.	The number of parking spaces must comply with Section 1804, Zoning Code. Provide parking calculations on site plan. List required number of spaces and provided number of spaces, including number of ADA spaces.	
26.	For industrial uses, one loading space not less than 10' x 20' must be provided per 25,000 square feet of gross floor area. See Section 35-1802(4), Zoning Code.	
27.	Use of an alley for commercial or industrial purposes adjacent to single-family residential requires a Use Permit and full paved width to nearest street. See Section 35-1802(8)(9), Zoning Code.	
28.	Parking lots must be set back 20' minimum from street side property lines (setback is to the front overhang of the vehicle). See Section 35-1902(4)/(a)/1/b, Zoning Code.	
29.	Parking areas must be screened from public or street view by a decorative masonry wall(s) and earth berm(s) 30" - 42" in height. Provide top of wall elevations, adjacent grade, and paving elevations. Provide horizontal and vertical variation in wall sections exceeding 80' in length. Provide details and elevations of wall. See Section 35-1903(6)/(c)/8 and 1902(4)/(e), Zoning Code.	
30.	Show numbers, location and type of covered spaces. See Section 35-1802(14), Zoning Code.	

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Item	Requirement	Comments
31.	Canopy covers must be architecturally integrated with surrounding structures, i.e., color materials, location, 6" minimum fascia (all four sides) and landscaping between units. Submit details and elevations. Show lighting design for covered parking spaces. Covered parking structures require separate building permits. See Section 35-1802(14), Zoning Code.	
32.	Storage and collection areas for shopping carts must be provided in parking lot. See Section 35-1802(13), Zoning Code.	
33.	Six-inch concrete curbing is required around perimeter of parking and drives to protect landscaping, control vehicular circulation and storm water flow. See Section 35-1803(2), Zoning Code.	
34.	Wheel stops/curbing must be installed to prevent damage to property or persons (adjacent to walls, equipment, etc.). See Section 35-1803(2), Zoning Code.	
35.	Show location and dimensions of handicapped parking ramps and signage installed per ANSI, ADA standards and City of Chandler Detail No. 60 (also provide for van spaces). Include city ordinance number on the sign (City Ordinance No. 848). Provide detail on plans.	
Engineering - Grading Standards		
36.	Show existing street name(s), right-of-way widths, curb, gutter, sidewalks, paving and driveways. See Section 35-1901 <i>Existing data</i> (7), Zoning Code.	
37.	Show existing alley(s), right-of-way width and type of improvement (e.g., gravel, dirt, paved). See Section 35-1901 <i>Existing data</i> (8), Zoning Code.	
38.	Show location of existing ditches, canals, fences, easements (width and use) or other physical structures on or adjacent to property. (Ditches and/or canals must be undergrounded or abandoned.) See Sections 35-1901 <i>Existing data</i> (11) and 48-12.12, Zoning Code.	
39.	Show location of existing overhead and underground utilities serving property. See Section 35-1901 <i>Existing data</i> (10), Zoning Code.	

Item	Requirement	Comments
40.	Submit copy of right-of-way dedications, coordinate with civil reviewer if required. See Section 35-1901 <i>Proposed improvements</i> (2), Zoning Code.	
41.	Show location, size and type of all proposed gas, telephone, electric, water and sewer lines and fire hydrants. See Section 35-1901 <i>Proposed improvements</i> (3), Zoning Code.	
42.	Specify finish elevations for paved areas; show contour lines of retention areas, and bermed areas. Indicate finish floor elevations. Show contours on both grading and landscape plans. See Section 1901 <i>Proposed improvements</i> (9), Zoning Code.	
43.	<p>Street frontage areas must be graded to “natural and pleasing” ground forms:</p> <ul style="list-style-type: none"> ▪ A maximum of 50% of street frontage landscape area may be used for storm water retention (excluding right-of-way). ▪ Soil excavated for retention basins must be used to create complimentary earth mounds. Height of earth berms shall be measured from adjacent street curb elevation. ▪ Earth mounds, natural and pleasing in size and shape, with a maximum slope of 4:1, shall be located and designed to minimize street views into retention basins. Future buildout of street improvements must be considered in berm design so that improvements do not result in removal of required berms. ▪ Storm water retention is prohibited against retaining walls when adjacent to a street/right-of-way. Retention basins shall be designed to appear natural and pleasing, avoiding rectangular shapes or straight side slopes. See Section 35-1903(b)/(c)/9, Zoning Code. 	
Building Standards		
44.	Design quality must be commensurate with the neighborhood and as prescribed in the <i>Chandler Comprehensive Plan</i> . Submit two sets of 8½" x 11" color chip sheets and specify all colors and materials on building elevations and perimeter wall details. (These	

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	<p>sheets are for filing and inspection – do not submit on foam boards. Colored photocopies are permitted.) See Section 35-1902(5)/(a), Zoning Code.</p> <p>45. Large building masses on street frontage are not allowed. See Section 35-1902(5)/(b), Zoning Code.</p> <p>46. Show all mechanical equipment and appurtenances on all building sections and elevations indicating dimensions and screening. Equipment must be concealed and/or screened from view as an integral part of the building. Parapets are acceptable for screening, provided the height shall equal or exceed the highest point of the mechanical equipment. See Section 35-1902(5)/(c), Zoning Code.</p> <p>Place the following note on site and building elevation plans:</p> <p style="padding-left: 40px;">All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.</p> <p style="padding-left: 40px;">Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.</p> <p>47. If a metal or partially metal building is proposed, see Section 35-1902(5)/(d), Zoning Code.</p> <p>48. Independent building pads must be designed to provide a landscape and architectural setting to the larger complex, i.e., color, building materials and roof treatments. Four-sided architectural detail is required. See Section 35-1902(8)/(c)/2, Zoning Code.</p> <p>49. Independent building pads must portray detailed exteriors on all sides to avoid blank or monotonous faces. See Section 35-1902(8)/(c)/2, Zoning Code.</p> <p>50. Service bays and overhead doors must be oriented or screened so as not to be visible from any public street or adjoining residential area. See Section 35-1902(6)/(c), Zoning Code.</p> <p>51. Residential backyards must not be visible from window balconies or other openings in commercial buildings. See Section 35-1902(8)/(a)/2, Zoning Code.</p>	

Item	Requirement	Comments
52.	Maximum building heights (see specified zoning district). No building height may exceed 45' unless approved through the PAD process. See Section 35-1706(5), Zoning Code.	
53.	<p>Submit catalog cuts for all outdoor lighting showing lighting directed downward and inward without trespass onto adjacent property. Show location of lighting on site plan. Submit electrical plans and details.</p> <p>Place the following note on electrical plans:</p> <p style="padding-left: 40px;">All external lighting shall be located and designed to prevent rays from being directed off of the property upon which the lighting is located.</p> <p>Landscape Standards</p>	
54.	Minimum scale is 1" = 30' with a maximum sheet size of 30" x 42". See Section 35-1903(4), Zoning Code.	
55.	Show building footprints, roof overhangs, walkways, parking surfaces and vehicular overhang lines, property lines, right-of-way lines, easement lines and sight distance lines. All trees within the line of sight will maintain a canopy height above 6', all shrubs in this area may not reach a mature height over 24". Note this on plans if plants are to remain in sight distance area. (City Standard Details No. C-246 and C-247.) See Sections 35-1903(6)/(b)/1 and 35-2204(5), Zoning Code.	
56.	Include calculations listing square footage and percent of total site of all site elements, including building footprints, parking and landscape area. Also list subcategories of turf, shrubs/ground cover, and inorganic materials. See Section 35-1903(4)/(b), Zoning Code.	
57.	Show the location of existing and proposed plant materials on landscape plan. See Section 35-1903(4)/(c), Zoning Code.	
58.	Include plant schedule specifying graphic symbol, botanical and common names, planting size, number of plants and on-center spacing on each landscape sheet. See Section 35-1903(4)/(d), Zoning Code.	

Item	Requirement	Comments
59.	<p>Place the following note on landscape plan: Include a minimum 60-day landscape guarantee:</p> <ul style="list-style-type: none"> ▪ All plant materials are guaranteed for a minimum period of 60 days from the date of final approval by the City. Any plant materials, which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year. ▪ Trees, shrubs, vines, ground cover and turf that have to be replaced under terms of the guarantee, shall be guaranteed for an additional 60 days from the date of replacement. ▪ All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan. <p>See Section 35-1902(6)/(h), Zoning Code.</p>	
60.	<p>Note the minimum caliper sizes and tree heights on the plant legend.</p> <p>Add the following note to the plant legend:</p> <p>All trees shall comply with the latest amended edition of the <i>Arizona Nursery Association – Recommended Tree Specifications</i>.</p> <p>See Section 35-1903(6)/(a), Zoning Code.</p>	
61.	<p>Specify all portions of the development site (including future building pads) not occupied by buildings, paved improvements and required landscaping to receive a minimum 2" inorganic ground cover (e.g., decomposed granite, river rock, etc.).</p> <p>Note on the landscape plan the granite size, color, and 2" depth.</p> <p>See Section 35-1903(6)/(j)/5, Zoning Code.</p>	

Item	Requirement	Comments
62.	<p>Landscape buffer areas for dissimilar land uses must provide:</p> <ul style="list-style-type: none"> ▪ A 6' masonry wall reflecting the design material and/or color of the project. ▪ Evergreen trees 7' in height (12' in height if abutting existing or planned residential development) planted 20' on center and shrubs 5' on center within a 10' landscape strip. See Section 35-1903(6)/(c)/6, Zoning Code. <p>Place the following note on landscape plan:</p> <p>Trees shall be 20' o.c. and 12' in height upon planting.</p>	
63.	<p>Include a permanent underground irrigation system plan showing locations of controller, existing or proposed meter, reduced pressure backflow preventer, water lines, heads, details, pressure loss calculations and materials schedule on each sheet. Design per the "Minimum Standards for Landscape Irrigation" as amended by staff technical supplements. See Section 35-1903(12), Zoning Code.</p>	
64.	<p>Provide dimensions showing backflow preventer within 6" of meter (City Standard Detail No. C-311). Show dimension on detail.</p>	
65.	<p>All turf areas equal to or greater than 5 acres in size shall be watered exclusively with reclaimed water when reclaimed water is available in the arterial street. All infrastructure needed to accept reclaimed water when it is available in the arterial street shall be installed as a part of the development. When effluent is used, all turf areas equal to or greater than 5 acres in size shall be over-seeded with a winter lawn. See Section 35-1903(6), Zoning Code.</p>	
66.	<p>Include the following notes to landscape/irrigation plans when using effluent water.</p> <p>See Reclaimed Water Notes.</p>	

Item	Requirement	Comments														
67.	<p>Comply with <i>Landscape Design Guidelines</i>:</p> <ul style="list-style-type: none">▪ Use only those plants on the “Low Water Use Plant List” (except when reclaimed water is used). (Including model home complex).▪ Select a 60% dominant tree and shrub species.▪ Mass trees and shrubs into groups of three (3) or more plants, unless superseded by other standards.▪ Shrub spacing should be sufficient to allow plants to reach their natural mature size and form.▪ Any plant material species may be used if irrigated by a reclaimed water source. <p>See Sections 35-1903(6) and 35-1903.1, Zoning Code.</p>															
68.	<p>Minimum planting size: Unless specified elsewhere, all plant material shall be of the following minimum sizes:</p> <table><tr><th>Plant Type</th><th>Minimum Planting Size</th></tr><tr><td>Trees - for office and commercial development adjoining arterial streets</td><td>24-inch box (50% of required trees) 36-inch box (25% of required trees)* 48-inch box (25% of required trees)*</td></tr><tr><td>Trees - interior of office and commercial development</td><td>15-gallon (50% of required trees) 24-inch box (50% of required trees)</td></tr><tr><td>Trees - for non-commercial development</td><td>15-gallon (50% of required trees) 24-inch box (50% of required trees)</td></tr><tr><td>Quantities that exceed minimum code standards</td><td>15-gallon</td></tr><tr><td>Shrubs</td><td>5-gallon</td></tr><tr><td>Ground cover</td><td>1-gallon</td></tr></table>	Plant Type	Minimum Planting Size	Trees - for office and commercial development adjoining arterial streets	24-inch box (50% of required trees) 36-inch box (25% of required trees)* 48-inch box (25% of required trees)*	Trees - interior of office and commercial development	15-gallon (50% of required trees) 24-inch box (50% of required trees)	Trees - for non-commercial development	15-gallon (50% of required trees) 24-inch box (50% of required trees)	Quantities that exceed minimum code standards	15-gallon	Shrubs	5-gallon	Ground cover	1-gallon	
Plant Type	Minimum Planting Size															
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Quantities that exceed minimum code standards	15-gallon															
Shrubs	5-gallon															
Ground cover	1-gallon															

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Item	Requirement		Comments										
	Vines	1-gallon											
	Annuals	4-inch pots or flats											
	* Date palm or fan palm trees in excess of fifteen (15) feet in trunk height may qualify as a required 36-inch box or 48-inch box planting size. See Section 35-1903(6)/(a)/3, Zoning Code.												
69.	A minimum of 10% of the interior surface of all parking lots must be landscaped. See Section 35-1903(6)/(b)/2, Zoning Code. Planter islands, uniformly distributed throughout the parking area, a minimum of nine feet in width (measured from outside face of curb to outside face of curb) and protected by raised curbs. Diamond planters shall be installed in commercial and office development and uniformly distributed between planter islands. Trees shall have a minimum clear canopy distance of five feet and achieve a mature canopy width of twenty feet. Diamond planters (five feet square and oriented diagonally) shall contain a minimum of one tree. Angled parking shall include diamond planters (five feet by seven feet and oriented diagonally) and shall contain a minimum of one tree. See Section 35-1903(6)/(c)/4, Zoning Code.												
70.	Such planters shall occur at the following minimum frequencies:												
	<table><tr><th>Frequency</th><th>Type of Development</th></tr><tr><td>1 planter/10 spaces</td><td>Multi-family residential</td></tr><tr><td>1 planter and 2 diamond planters/12 spaces</td><td>Commercial</td></tr><tr><td>1 planter and 2 diamond planters/12 spaces</td><td>Office</td></tr><tr><td>1 planter/20 spaces</td><td>Industrial</td></tr></table>			Frequency	Type of Development	1 planter/10 spaces	Multi-family residential	1 planter and 2 diamond planters/12 spaces	Commercial	1 planter and 2 diamond planters/12 spaces	Office	1 planter/20 spaces	Industrial
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1 planter/10 spaces	Multi-family residential												
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1 planter/20 spaces	Industrial												
71.	A landscape strip a minimum of 10' wide must be provided along all site boundary lines with 1 tree and 6 shrubs (5-gallon size) per 30 lineal feet. See Section 35-1903(6)/(b)/3, Zoning Code.												

Item	Requirement	Comments
72.	In single and multi-family common open space and/or retention basins, provide 1 tree and 6 shrubs (5-gallon size) per 1000 square feet plus shrub and ground coverage of 50% of total area. See Section 35-1903(6)/(c)/1/a, Zoning Code.	
73.	In single and multi-family arterial and collector street rights-of-way, provide 1 tree and 6 shrubs (5-gallon size) per 30 lineal feet plus shrub and ground coverage of 50% of total area. See Section 35-1903(6)/(c)/1/b, Zoning Code.	
74.	In commercial, office or institutional uses, provide 1 tree and 6 shrubs per 750 square feet of interior open space plus shrub and ground coverage of 50% of total area. See Section 35-1903(6)/(c)/2, Zoning Code.	
75.	For industrial uses, provide 1 tree and 6 shrubs per 1000 square feet of interior open space plus shrub and ground coverage of 50% of total area. See Section 35-1903(6)/(c)/3, Zoning Code.	
76.	Single row planter islands (9' x 19') must contain a minimum of 1 tree and 5 shrubs (5-gallon size). See Section 35-1903(6)/(c)/4, Zoning Code.	
77.	Double row planter islands (9' x 38') must contain a minimum of 2 trees and 10 shrubs (5-gallon size), and 1 additional shrub for each additional 25 square feet.	
78.	Place the following note on the landscape plan: Parking lot trees must have a minimum clear canopy distance of 5'. See Section 35-1903(6)/(c)/4, Zoning Code.	
79.	Front yard and street rights-of-way along 20-foot setback areas must include 1 tree and 6 shrubs (5-gallon size) per 30 lineal feet plus shrub and ground coverage of 50% of area. See Section 35-1903(6)/(c)/5/a, Zoning Code.	
80.	Provide intersection landscape setbacks per Section 35-1902(4)/(a)/2, Zoning Code. Intersection setback areas must include 1 tree and 6 shrubs (5-gallon size) per 800 square feet plus sufficient ground cover to provide a combined shrub and ground cover coverage of half of the total landscaped area.	

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	Type of Intersection	Setback from Right-of-Way	Setback shall apply for a distance from the intersection for:	
	Arterial street with arterial street	50 feet	250 feet along both streets	
	Arterial street with any other street	50 feet	100 feet along arterial street	
		30 feet	100 feet along other street	
	Collector street with collector street	30 feet	60 feet along both streets	
81.	Masonry, concrete, wood, or steel headers shall separate areas surfaced with different materials (i.e., lawn and decomposed granite). (Steel headers may not be used to edge turf areas within residential or recreational projects.) See Section 35-1903(6)/(c)/10, Zoning Code.			
82.	Place the following note on landscape plan: Finish grade of landscape areas (top of turf or D.G.) must be graded to 1½" below concrete or other paved surfaces. See Section 1903(6)/(c)/11, Zoning Code.			
83.	No turf is allowed within rights-of-way unless effluent is being used then it is allowed to back of sidewalk. Turf permitted as a percent of the total landscape area on site is as follows: <div style="display: flex; justify-content: space-between;"> <div>Commercial/Office/Institutional</div> <div>10%</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Industrial</div> <div>10%</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Multi-family</div> <div>40%</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Common open space/retention basins</div> <div>40%</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Effluent water use</div> <div>100%</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Parks, schools, golf courses and cemeteries</div> <div>No limitation</div> </div> See Section 35-1903(6)/(e), Zoning Code.			

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84.	<p>Place the following note on the landscape plans:</p> <p>Trees must be placed a minimum of 5' from sidewalks, public accessways. Shrubs must be, at maturity, 3' from all sides of a fire hydrant. Indicate hydrant locations on the landscape plans.</p> <p>See Section 35-1902(6)/(11), Zoning Code.</p>	
85.	<p>Building structures: Foundation planting shall be provided at walkways adjacent to buildings and planters up to building edge, where appropriate. See Section 35-1903(6)/(b)/4, Zoning Code.</p>	
86.	<p>Cacti and succulents are limited to a maximum of 50% of the required shrub material. See Section 35-1902(6)/i/(7), Zoning Code.</p>	
87.	<p>Include the following certification on the landscape plan cover sheet:</p> <p>I hereby certify that no tree or boulder is designed closer than six (6) feet to the face of public street curb.</p> <p>_____ Registered Landscape Architect Date</p>	
88.	<p>Submit separate landscape and irrigation plans for median designed per <i>Landscape and Irrigation Design of Right-of-Ways, Retention Basins, and Parks - Technical Design Manual #8</i>. See Section 35-1903.1, Zoning Code.</p>	
89.	<p>Show overhead and underground utility locations on landscape plan and contact the appropriate utility for acceptable plant material species and locations. See Section 35-1901 <i>Existing data</i> (10), Zoning Code.</p>	
90.	<p>Comply with <i>Ray Road Streetscape Standards</i>, if applicable. See <i>Ray Road Streetscape Standards</i> handout.</p>	
91.	<p>Place the following note on the landscape plan:</p> <p>All landscaping shall be maintained by the landowner or the lessor.</p> <p>See Section 1903(6)/(g), Zoning Code.</p>	

Item	Requirement	Comments
Sign Standards		
92.	Sign criteria shall be established as part of a Preliminary Development Plan (PDP) or building/sign plan review process for shopping centers and other multi-user sites. All signage requires separate permits and review. See Section 39-9.16 A, Zoning Code.	
93.	Wall mounted identification signs for shopping centers and other commercial and industrial sites shall be subject to the development standards as specified in this chapter for the particular district in which the property is zoned. Cabinet signs, other than corporate logos, shall be prohibited. Signs shall be integrated with building facades and shall be proportional to the scale of the facades so that they are not the dominant architectural features. See Section 39-9.16 B, Zoning Code.	
94.	Freestanding identification signs for shopping centers and other multi-tenant commercial and industrial sites shall be subject to City standards. See Section 39-9.16 C, Zoning Code.	
95.	One detached identification sign per arterial street, not to exceed one square foot of sign face area for each linear foot of business frontage. Where the property has an excess of 300 feet of frontage along an arterial street, one additional sign may be erected along such frontage, not to exceed two signs per frontage and located not less than 300 feet apart. See Section 39-9.16 C.1, Zoning Code.	
96.	<p>Maximum sign height shall not exceed six feet, except for shopping centers under the following circumstances. See Section 39-9.16 C.2, Zoning Code.</p> <ul style="list-style-type: none"> ▪ No more than one sign with a maximum fourteen-foot height permitted for centers located at the corner of two major arterials, and a maximum ten-foot height permitted for centers at all other locations. In no instance shall any sign located at the street corner of the site, or located less than 150 feet from the corner along either frontage, exceed a maximum six feet in height. 	

Item	Requirement	Comments
97.	<p>Each identification sign as permitted herein shall feature no more than two occupant names, irrespective of an occupancy being a major or minor tenant within the center, and whether located as part of the main building complex or as an independent building pad. One or more of the permitted identification signs may also include, or feature exclusively, any generic name chosen for the center; however, each sign need not identify the same occupant name(s). In addition, any identification sign located at the street corner of the site, featuring only the generic name of the center and not a tenant name, may be exempted from the maximum number of signs allowed along the street frontage. See Section 39-9.16 C.3, Zoning Code.</p>	
98.	<p>Signage on gas canopies shall be limited to users (oil company) logo sign only. See Section 39-9.16 C.4, Zoning Code.</p>	
99.	<p>Submit sign package specifying the location, architectural design and materials of all freestanding and wall signs. Also show wall and freestanding sign location on landscape plans and site plan. See Chapter 39, Sign Code.</p> <p>Place the following note on site plan and building elevations:</p> <p style="padding-left: 40px;">Signs require separate permit.</p> <p>Place the following note on the landscape and site plan:</p> <p style="padding-left: 40px;">There shall be no obstruction of site signage by landscape plant material, and that such must be relocated/corrected before the field inspection will accept/pass the sign in the field or issue a Certificate of Occupancy for a project.</p> <p>Drive-Through Comments</p>	
100.	<p>One drive-through lane (14' minimum width) per pad is permissible with safe vehicular movement. Drive-through lane entry and exit shall be separated from pedestrian parking areas. Textured paving treatments shall be provided at all crosswalks, driveway entrances, and on-site pedestrian crosswalks. Queuing lanes for fast food and similar uses shall be a minimum of 14 feet in width</p>	

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	and at least 150 feet in length from drive-up window to start of lane with queuing. Queuing shall be provided to accommodate a minimum of six vehicles from the start of lane to the menu board. This queuing length standard is not intended for uses such as drug stores, banks, dry cleaners, etc. See Section 35-1902(8)/(c)/1, Zoning Code.	
101.	Drive-through and queuing areas must be screened from street view by building orientation or by a landscaped berm and retaining wall 4' in height from the grade of the driving lane. See Section 35-1902(8)/(c)/1, Zoning Code.	
	Miscellaneous Comments	
102.	Alley use for commercial or industrial uses adjacent to single-family residential requires a Use Permit and full paved width to nearest street. See Section 35-1902(8)/(9), Zoning Code.	
103.	General design: All PADS, though isolated from the main complex, shall be designed to provide a landscape and architectural setting to the larger complex. Any PAD building(s) 12,000 sq. ft. or greater in building area, located within any commercial site that is ten acres or greater in size shall be allowed to be constructed prior to the balance of the commercial center. Any PAD buildings 25,000 sq. ft. or less in building area, located within any commercial site that is less than ten acres in size, shall be constructed concurrently or subsequently with at least 12,000 sq. ft. of additional building area in the commercial center. See Section 35-1902(8)/(c)/2, Zoning Code.	
104.	Any high turnover uses (fast food, convenience stores, service stations, etc.) must be integrated within larger planned commercial and office center. However, on sites where the contiguous area is generally insufficient to allow a larger planned center, relief may be considered through the provisions of the planned area development (PAD) process, subject to approval by City Council. See Section 35-1902(8)/(c)/3, Zoning Code.	
105.	Outside storage or repair areas require screening with a 6' masonry wall with solid gates. See Section 35-1902(6)(a), Zoning Code.	

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106.	Note requirements, if applicable, of Airport Impact Overlay District (Section 35-3000), Zoning Code.	
	Multi-Family Standards	
107.	Provide details of all incorporated amenities or special features (e.g., playground equipment, fountains, ramadas, etc.) Section 35-1902(7)(c), Zoning Code.	
108.	Include common open space at the rate of 150 square feet per bedroom (at least 20' wide and unencumbered by non-recreational improvements). See Section 35-1902(7)(b)/1, Zoning Code.	
109.	Private open spaces (concrete patios & balconies) must be 12' in diameter on ground floor and 8' in diameter on upper floor. Provide dimensions on the floor plan. See Section 35-1902(7)(b)/1, Zoning Code.	
110.	When abutting single-family areas, design must minimize impact upon the privacy of the single-family residential area (window orientations, decorative walls, trees, etc.) Sections 35-1902(7)(d) and 35-1902(8)(a)/2 Zoning Code.	
111.	<p>The design of all courtyards and pedestrian areas shall relate to "human scale":</p> <ul style="list-style-type: none"> ▪ Large unvaried building facades shall be avoided. ▪ Common open space, rather than parking lots, must be used as central features. ▪ Lighting must be provided for both convenience and security. ▪ Parking location must be convenient for the occupants. <p>See Sections 35-1902(7)(j), 35-1902(6)(d), and 35-1902(7)(e), Zoning Code.</p>	
112.	Provide for safe, convenient and attractive pedestrian sidewalk access to adjacent commercial facilities. See Section 35-1902(4)/2/c, Zoning Code.	
113.	<p>Incorporate energy conservation measures:</p> <ul style="list-style-type: none"> ▪ Shading of south and west sides of building with overhangs and/or trees. 	

Item	Requirement	Comments
	<ul style="list-style-type: none"> ▪ Shade trees on south and west sides of streets. ▪ Alternative sources of energy offered, i.e., solar heating. <p>See Section 35-1902(7)/(g), Zoning Code.</p>	
114.	<p>Additional requirements for condominiums and/or townhomes:</p> <ul style="list-style-type: none"> ▪ Additional soundproofing between dwelling units. ▪ Adequate indoor and outdoor storage. ▪ Distinctive entryways. ▪ The number of units must be sufficient, as so demonstrated, to support the provision of management and maintenance services. <p>See Section 35-1902(7)/(h), Zoning Code.</p>	
115.	<p>Must have an open space separation between buildings whose major exterior walls are parallel or within 45° of being parallel to one another, equal to the height of the taller building. Minor projections such as patio or balcony walls shall be allowed to intrude 2' into this separation for each additional foot of building separation. See Section 35-2204(4), Zoning Code.</p>	
	<p>Commercial Design Standards</p>	
116.	<p>Architectural standards: The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. See Section 35-1902(e).</p> <p>Coordinate items 117 through 131 with a city planner.</p>	
117.	<p>Building features that are used for advertising or national image (corporate stylized architecture) shall be prohibited. Section 35-1902(8)/(e)/1, Zoning Code.</p>	
118.	<p>Building architecture shall promote consistent architectural character and detail on all sides of structure, including the continued use of building materials in lieu of only changing colors. Section 35-1902(8)/(e)/2, Zoning Code.</p>	
119.	<p>Where applicable, building mass shall be broken by dividing into smaller components and creating functional</p>	

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	open space and pedestrian oriented areas between buildings. Section 35-1902(8)/(e)/3, Zoning Code.	
120.	Any one building material shall be limited to a maximum of 65% of the total area of each building façade, unless dictated by an architectural style that prescribes a particular building material as the dominant feature (e.g. Pueblo, Santa Fe style, etc.) Section 35-1902(8)/(e)/4, Zoning Code.	
121.	Flat walls on buildings shall be minimized by incorporating such techniques as pop-outs or pilasters or recessed features or other vertical relief elements at a minimum interval of every twenty-four (24) feet. Section 35-1902(8)/(e)/5, Zoning Code.	
122.	Rooflines shall be varied in height, form, and material. Parapet rooflines shall be varied by stepping up and down or incorporating pitched roof elements. Section 35-1902(8)/(e)/6, Zoning Code.	
123.	Covered canopies shall be provided at tenant entries. Section 35-1902(8)/(e)/7, Zoning Code.	
124.	At least one common pedestrian seating area shall be provided in a landscape setting on site for every 75,000 square feet of building area. Developments that have less than 75,000 square feet of building area shall provide at least one common pedestrian seating area. Section 35-1902(8)/(e)/8, Zoning Code.	
125.	Drive-through menu boards shall be screened from street view, and architecturally integrated with building design through the use of common materials and colors. Section 35-1902(8)/(e)/9, Zoning Code.	
126.	Design of gas canopies shall be integrated with adjacent building architecture through the use of similar materials, colors and roof forms. Section 35-1902(8)/(e)/10, Zoning Code.	
127.	Gas canopy lights shall be flush with the bottom of canopy, gas canopy bottom edge shall be a maximum of fourteen feet six inches (14'-6") above finish grade, unless canopy is integrated into convenience store building. Section 35-1902(8)/(e)/11, Zoning Code.	
128.	All gas tank vent piping shall be screened from arterial	

Item	Requirement	Comments
	streets and public view. Section 35-1902(8)/(e)/12, Zoning Code.	
129.	Screening shall be architecturally integrated for the service entrance section (SES) and all utilities, all ground-mounted equipment shall be screened from public view by a concrete or masonry wall, or landscaping equal to or greater in height than the height of the mechanical equipment. Section 35-1902(8)/(e)/13, Zoning Code.	
130.	All transformer boxes, meter panels and electric equipment, back-flow devices and any other utility equipment, not able to be screened by landscaping or walls shall be painted to match the building color. Section 35-1902(8)/(e)/14, Zoning Code.	
131.	Any roof access ladders shall be located inside the building. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional articulation beyond paint accents. Section 35-1902(8)/(e)/15, Zoning Code.	
132.	Additional quality standards: The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of six of the following items shall be achieved for shopping centers, office, other commercial developments and industrial centers. See Section 35-1902(8)/(g), Zoning Code.	
	Coordinate items 133 through 143 with a city planner.	
133.	Provide direct collector street access to commercial center. See Section 35-1902(8)/(g)/1, Zoning Code.	
134.	Locate at least 50% of freestanding pads within a landscape setting along an arterial streetscape. See Section 35-1902(8)/(g)/2, Zoning Code.	
135.	Provide angled building orientation to achieve varied alignment of building fronts and site design features that in turn creates functional outdoor spaces and/or enhanced intersection feature. Section 35-1902(8)/(g)/3, Zoning Code.	

Item	Requirement	Comments
136.	Provide tree lined “boulevard” at median break(s), with detached sidewalks and landscaping that lead directly into a pedestrian plaza or other amenity. See Section 35-1902(8)/(g)/4, Zoning Code.	
137.	Stagger parking setback by at least ten feet or vary orientation of parking lot along arterial streetscape, while maintaining a minimum twenty-foot setback from the right-of-way. See Section 35-1902(8)/(g)/5, Zoning Code.	
138.	Incorporate unique planter and seating features, recurring in pedestrian areas throughout site, including areas along the front of buildings. See Section 35-1902(8)/(g)/6, Zoning Code.	
139.	Develop an overall character theme that incorporates unique amenities (i.e., signage, light fixtures, screen walls, seat walls, etc.). Section 1902(8)/(g)/7, Zoning Code.	
140.	Provide public artwork or other pedestrian features in common landscape areas in addition to the required special features, such as seat wall planters, or other pedestrian oriented features. See Section 35-1902(8)/(g)/8, Zoning Code.	
141.	Provide at least two unique freestanding architectural site features that reflect the building architecture in addition to the required special features, such as entry arches, trellises, clock towers, rail fencing, etc. See Section 35-1902(8)/(g)/9, Zoning Code.	
142.	Develop unique water features in a pedestrian setting internal to the site development, in addition to the required special features. Section 35-1902(8)/(g)/10, Zoning Code.	
143.	Any other design amenity, which is otherwise not required but which meets the general intent for design innovation, may be substituted for any of the above additional quality standards. See Section 1902(8)/(g)/11, Zoning Code.	
144.	Additional quality standards: The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of three (3) of the following items shall be achieved for shopping centers, office and commercial complexes. See Section 39-9.16 D, Zoning Code.	
	Coordinate items 145 through 152 with a city planner.	

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145.	Incorporate site signage on low planter walls in lieu of freestanding monument signs to create a shared identity for the site. See Section 39-9.16 D.1, Zoning Code.	
146.	Use letters that are “halo” or indirectly illuminated throughout entire site. Section 39-9.16 D.2, Zoning Code.	
147.	Use individual reverse pan channel letters throughout entire site. See Section 39-9.16 D.3, Zoning Code.	
148.	Letter size shall be limited to 15% of the building height for all wall-mounted signs. See Section 39-9.16 D.4, Zoning Code.	
149.	Incorporate landscape planter feature at base of all freestanding monument signs. See Section 39-9.16 D.5, Zoning Code.	
150.	Corporate logos shall be limited to 10% of the total allowable sign size. Section 39-9.16 D.6, Zoning Code.	
151.	Any other design amenity, which is otherwise not required, but which meets the general intent for design innovations, may be substituted for any of the above additional quality standards. See Section 39-9.16 D.7, Zoning Code.	
152.	Additional quality standards: The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of four of the following items shall be achieved for shopping centers, office and commercial developments. See Section 35-1903(6)/(d), Zoning Code. Coordinate items 153 through 162 with a city planner.	
153.	Provide alternative means for surface storm water storage in lieu of surface retention basins along all arterial street frontage areas. Section 35-1903(6)/(d)/1, Zoning Code.	
154.	Common open space/retention basins: A minimum of one tree and six shrubs per 500 square feet of open space, plus such additional vegetative ground cover, including turf subject to the limitations established within subsection (6)/(d) of these standards, needed to cover a minimum of 50% of the total landscaped area with shrubs and ground cover. See Section 35-1903(6)/(d)/2, Zoning Code.	

Item	Requirement	Comments
155.	A maximum of 20% of the front yard setback area (that area which is behind the public right-of-way) may be used for storm water retention. See Section 35-1903(6)/(d)/3, Zoning Code.	
156.	Provide placement of turf next to retention basins that are completely visible from all arterial streets. See Section 35-1903(6)/(d)/4, Zoning Code.	
157.	Provide landscape berms that are a minimum of two feet in height along at least fifty percent (50%) of all adjacent arterial streetscapes outside the right-of-way. Berms shall maintain a maximum slope ratio of four to one (4:1) (horizontal/vertical). See Section 35-1903(6)/(d)/5, Zoning Code.	
158.	Provide enhanced landscape planters at base of screen walls at each entry to commercial center. See Section 35-1903(6)/(d)/6, Zoning Code.	
159.	Provide enhanced design configuration of screen walls adjoining arterial streets. See Section 35-1903(6)/(d)/7, Zoning Code.	
160.	Provide at least one landscape focal point element that serves as a terminus feature for a vehicular entry or pedestrian walkway. See Section 35-1903(6)/(d)/8, Zoning Code.	
161.	Any other design amenity, which is otherwise not required but which meets the general intent for design innovation, may be substituted for any of the above additional quality standards. See Section 35-1903(6)/(d)/9, Zoning Code.	
162.	Submit redlines with corrected plans. Include architectural site plan, grading and drainage, landscape and irrigation plans, architectural building elevations and any other information or details needed to demonstrate compliance with codes. Also include a narrative explaining method of compliance.	